

Exhibit "No. 3"

NO. 21,005 Equity

TRUSTEE'S SALE**OF VALUABLE REAL ESTATE**

Pursuant to a Decree of the Circuit Court for Frederick County, Maryland, passed on the 27th day of September, 1965, in a cause in which Maude E. O'Brien is the Complainant, and William Myers, et. al., are Defendants, being No. 21,005 Equity on the Equity Docket of said Court, the undersigned Trustees named in said Decree will offer at public auction on the property hereinafter described as Parcel No. 2, occupied by Joseph A. Smothers, along the Mountain Road, near Knoxville, in Frederick County, Maryland, on

SATURDAY, NOVEMBER 13, 1965

AT 11:00 O'CLOCK A. M.

All that real estate of which Patrick J. O'Brien, late of Frederick County, Maryland, died seized and possessed, and more particularly described as follows:

PARCEL No. 1: All that unimproved parcel of land situate near Knoxville, in Petersville Election District, in the County and State aforesaid, lying between the Chesapeake and Ohio Canal on the north, and the Potomac River on the south, containing 16 acres, more or less. Said real estate in the past has been used for agricultural, residential and recreational purposes, and lends itself to desirable river cabin sites.

PARCEL No. 2: All that parcel of land situate on the west side of the Mountain Road, near Knoxville, in the District, County and State aforesaid, containing 1 acre and 128 square perches of land, more or less, improved with a 2-story, 6-room, 1½-baths, frame dwelling, with electric water system and hot water heating system fired with oil burner.

PARCEL No. 3: All those lots or parcels of land situate near the Village of Weverton, in the District, County and State aforesaid, known and designated as Lots Nos. 25 and 26 in Section 17 on the Plat of "Part of Weverton" improved with a 2-story, 6-room, metal-roofed stone house.

PARCEL No. 4: All that unimproved parcel of land situate on the east side of the Mountain Road, near Knoxville, in the District, County and State aforesaid, containing 1 rood and 19.8 square perches of land, more or less.

For title references to the above-described real estate see the following deeds:

- (A) In re Parcel No. 1—Liber No. 324, folio 405,
- (B) In re Parcel No. 2—Liber No. 430, folio 127,
- (C) In re Parcel No. 3—Liber No. 503, folio 586,
- (D) In re Parcel No. 4—Liber No. 450, folio 348,

Land Records of the County aforesaid.

TERMS OF SALE: 1/3 of the purchase money for the respective parcels to be paid in cash on the day of sale, or on ratification thereof by the Court, the residue in six months, the purchaser or purchasers giving his, her or their notes with approved security, and bearing interest from the day of sale, or all cash, at the option of the purchaser or purchasers. A deposit of 10% of the bid price of each of the several parcels will be required of the purchaser or purchasers on the day of sale. Parcels Nos. 2 and 3 will be offered subject to the rights of tenants in possession, and the purchaser or purchasers will succeed to the rights and obligations of the landlord under existing leases, the terms of which will be made known at the time of sale. Landlord's possession of Parcels Nos. 2 and 3, and full possession of Parcels Nos. 1 and 4, will be given upon ratification of the sale by the Court and final settlement. State and County taxes assessed against the several properties for the 1965-6 tax year will be adjusted as of December 1, 1965. All costs of conveyancing, including Federal and State Stamps requisite for the deeds, shall be borne by the purchaser or purchasers.

JOSEPH P. RIEGER**AMOS A. HOLTER, Trustees**

EMMERT R. BOWLUS, Auctioneer

ACKNOWLEDGMENT OF PURCHASE

TO WHOM IT MAY CONCERN:

I hereby acknowledge having purchased from Amos A. Holter, Trustee in No. 21,005 Equity in the Circuit Court for Frederick County, all that real estate as secondly and described/thirdly in the annexed advertisement of sale, at and for the sum of Six Thousand, Nine Hundred----- Dollars (\$ 6,900.00), and agree to comply with the terms of sale as herein set forth.

I hereby further certify that in connection with the said purchase we did not act for any one as agent, and that we are the principals, and that no other persons are interested herein as principals, and, further, that we have not, directly or indirectly, discouraged any one from bidding for the said property.

WITNESS my hands and seals this

13th day of November, 1965.

Robert W. Craft (SEAL)

Clara R. Craft (SEAL)

Witness:

Nicholas D. Diavatis (SEAL)

Spyren D. Diavatis

Dorothy E. Keyes

Subscribed and sworn to

this 11th day of December, 1965.

Dorothy E. Keyes
Notary Public
Dorothy E. Keyes

Filed December 20, 1965